

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-16 zone to an R-2 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for N/A

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

SEE ATTACHED MEMORANDUM.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:	Legal Owner(s):
<u>Jerome Weiner</u>	<u>Louis F. Marzullo</u>
(Type or Print Name)	(Type or Print Name)
<u>Lawrence Kanner</u>	<u>Christoph M. Bowers</u>
Signature	Signature
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	Ridge Road 303-0215
(Type or Print Name)	Freeland, Maryland 21253
Signature	Address
	City and State

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Jerome Weiner, Esquire
1328 Bellona Avenue
Towson, Maryland 21204

RE: Item No. 13 - Cycle II
Petitioner - Louis F. Marzullo, et al
Reclassification Petition

Dear Mr. Weiner:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October 1981 - April 1982 reclassification cycle (Cycle II). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 30. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

The subject property, currently zoned D.R. 16 in its majority and a portion zoned R.O. in the rear, is located on the north side of Linden Terrace east of York Road in the 9th Election District.

Because of your proposal to change the remainder of this property to an R.O. designation, this hearing is required. Adjacent properties to the east and west are also improved with individual dwellings zoned D.R. 16, while R.O. zoning exists to the north.

After reviewing your memorandum in support of the reclassification request, it should be noted that an "office complex" is no longer permitted as a special exception in the existing D.R. 16 zone. Since part of the site is already zoned R.O., the petition forms should be revised to delete this. The end result is to request a reclassification from D.R. 16 to R.O. zone.

Item No. 13 - Cycle II
Petitioner - Louis F. Marzullo, et al
Reclassification Petition

In view of the fact that no proposed development is indicated on the site plan, the enclosed comments from this Committee are general in nature. If the reclassification is granted, a public hearing and/or Planning Board review and approval will be required prior to development. At that time, more specific comments will be generated.

If you have any questions concerning the enclosed comments, please feel free to contact me at 491-3391. Notice of the specific hearing date, which will be between March 1 and June 30, 1982, will be forwarded to you in the future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mch

Enclosures

cc: Spellman, Larson & Associates, Inc.
Suite 110 - Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 7, 1981

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #13 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: Louis F. Marzullo, et al
N/S Linden Terrace 243.79' E. from centerline
of York Road
Existing Zoning: R-O & DR 16
Proposed Zoning: R-O
Acres: 0.52 District: 9th

Dear Mr. Hackett:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Linden Terrace is an existing County road, improved on the present 60-foot right-of-way; further highway improvements are not proposed at this time.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #13 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: Louis F. Marzullo, et al
Page 2
October 7, 1981

Water and Sanitary Sewer:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Linden Terrace.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

N-W Key Sheet
37 NE 3 Pos. Sheet
NW 10 A Tpo
70 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

October 29, 1981

Mr. William Hackett - Chairman
Board of Appeals
Room 219 - Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #13, Zoning Cycle II, - 1981, are as follows:

Property Owner: Louis F. Marzullo, et al
Location: N/S Linden Terrace 243.79' E. from centerline of York Road
Acres: 0.52
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject property is located in a Traffic Level of Service Area controlled by an "E" intersection.

If the petition is granted R.O., the owner would have to comply with Section 203 of the Zoning Regulations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

October 8, 1981

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II - Meeting of September 14, 1981
Item No. - 13
Property Owner: Louis F. Marzullo, et al
Location: N/S Linden Terrace 243.79' E. from centerline of York Road
Existing Zoning: R-O & D.R. 16
Proposed Zoning: R-O
Acres: 0.52
District: 9th.

Dear Mr. Hackett:

The existing D.R. 16 zoning for this site can be expected to generate approximately 60 trips per day and the proposed R-O zoning can be expected to generate 280 trips per day.

The intersection of Burke Avenue and York Road is at E level of service.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/r1j

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

September 30, 1981

Mr. Walter Reiter, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #13, Zoning Advisory Committee Meeting for Cycle II, are as follows:

Property Owner: Louis F. Marzullo, et al
Location: N/S Linden Terrace 243.79' E. from centerline of York Road
Existing Zoning: R-O & D.R. 16
Proposed Zoning: R-O
Acres: 0.52
District: 9th

Metropolitan water and sewer exist.

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRF:mg



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

October 9, 1981

Mr. William Hammond cc: William Hackett
Zoning Commissioner Chairman of Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Louis F. Marzullo, et al

Location: N/S Linden Terrace 243.79' E. from centerline of York Road

Item No.: 13 Zoning Agenda: Meeting of September 14, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reincke* Noted and Approved: *George M. Hagan*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK /mb/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William Hackett - Chairman
Board of Appeals Date: September 23, 1981
CC: Nick Commodari
FROM: Charles E. Burnham
Cycle II - 1981
*Am #13 Zoning Advisory Committee Meeting 9-11-81

Property Owner: Louis F. Marzullo, et al
Location: N/S Linden Terrace 243.79' E. from centerline of York Road
Existing Zoning: R-O & D.R. 16
Proposed Zoning: R-O

Acres: 0.52
District: 9th

In conversion of dwelling "Use Group R-3" to office use group "B", Section 202 of the Baltimore County Building Code, Section 105.2 requires certain improvements to be made to upgrade the structure to the proposed commercial useage.

A change of occupancy permit and an alteration permit are required. Plans showing how the structure will be made to comply with the new code requirements as well as the Section 05.01.07 Code of Maryland Regulations (Handicapped Code) shall be submitted along with a permit application before a permit can be issued. The structure shall not be occupied as a new use group until the alterations are complete and an occupancy permit is issued.

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:mrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 9/22/81

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #11 - 1981
Meeting of 9/14/81

RE: Item No: 13
Property Owner: Louis F. Marzullo, et al
Location: N/S Linden Terrace 243.79' E. from centerline of York Rd.
Present Zoning: R-O & D.R. 16
Proposed Zoning: R-O
Acreage: 0.52

School Situation

School Enrollment Capacity Over/Under

Comments: Acreage too small to have an adverse effect on the educational system.

Student Yield With:

Existing Zoning And Proposed Zoning

Elementary

Junior High

Senior High

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 007387

DATE: 7/22/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 109.90

RECEIVED FROM: Jerome Weiner, Esquire

Advertising and Posting Case No. 82-190-
FOR: 8081*****105301b 8274

VALIDATION OR SIGNATURE OF CARRIER

E. Hennegan

IN THE MATTER OF THE APPLICATION OF LOUIS F. MARZULLO and ELIZABETH M. BOWERS FOR RECLASSIFICATION FROM R.O. and D.R. 16 zones to an R.O. zone N/S OF LINDEN TERRACE 243.79' E. OF YORK ROAD 9th DISTRICT

BEFORE COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY ZONING DEPARTMENT

NO. R-82-190

ORDER OF DISMISSAL

Petition of Louis F. Marzullo and Elizabeth M. Bowers for reclassification from R.O. and D.R. 16 zones to an R.O. zone on property located on the north side of Linden Terrace 243.79 feet east of York Road, in the Ninth Election District of Baltimore County

WHEREAS, by letter dated January 25, 1985, the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot; and

WHEREAS, this decision is based on an opinion of the Baltimore County Attorney's office stating that any zoning case requesting reclassification of property pending before the Board on the date the new zoning maps are adopted is moot; and

WHEREAS, the Board has not received a reply from its letter of January 25, 1985, within thirty (30) days as requested;

THEREFORE, the Board will, on its own Motion, dismiss the within petition.

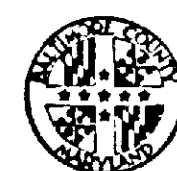
IT IS HEREBY ORDERED, this 25th day of July, 1985, that said petition be and the same is declared moot and the petition DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans

LeRoy B. Spurr
LeRoy B. Spurr



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

January 25, 1985

Louis F. Marzullo
c/o Spellman, Larson & Associates, Inc.
Suite 110, Jefferson Building
Towson, MD 21204

Re: Case No. R-82-190
Louis F. Marzullo and
Elizabeth M. Bowers

Dear Mr. Marzullo:

As Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Attorney's office concluding that any reclassification case pending before this Board on the date of the adoption of new comprehensive zoning maps is moot.

Therefore, unless you present written objection to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

Also, the file reflects that bills covering advertising costs are still unpaid.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman

WTH:e

cc: Elizabeth M. Bowers
Mrs. Ellen Keilbar
Mrs. Jerry Howard
Jerome Weiner, Esquire
Lawrence Kammer
J. Brooke McCrystle
Stephen W. Brooks
Donald E. Eibert
Arthur Brandau
A. Owen Hennegan, Jr.
JoAnne Bauer
Jean K. Duvall
William Matthews
Arnold Jablon

cc: Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell
Phyllis Cole Friedman
Board of Education

PETITION FOR RE-CLASSIFICATION

9th DISTRICT

ZONING: Petition for Re-classification

LOCATION: North side of Linden Terrace, 243.79 ft. East from centerline of York Road

DATE & TIME: Wednesday, May 5, 1982, at 10:00 A.M.

PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: R.O. and D.R.16
Proposed Zoning: R.O.

All that parcel of land in the Ninth District of Baltimore County

Being the property of Jerome Weiner, et al as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, May 5, 1982, at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Memorandum in Support of Reclassification Petition Request for 9 Linden Terrace

The Petitioners respectfully submit for review and consideration the following instances of error committed by the Baltimore County Council in adoption of the 1980 Official Comprehensive Zoning Maps, 3c (1000' scale) and NE - 9 and 10A (200' scale), inclusive of the subject property as Density, Residential (D.R. 16) and Residential, Office (R.O.) and contend that the appropriate classification should be Residential, Office (R.O.) in entirety:

1. The County Council failed to recognize and consider that in their adoption of the above mentioned official Comprehensive Zoning Maps the rear forty-seven (47) feet of the subject property was reclassified to Residential, Office (R.O.) along with the abutting property to north, which was zoned Residential, Office (R.O.) in its entirety.

2. The County Council failed to recognize and consider that this property lies immediately adjacent to a large area of properties zoned Business, Roadside (B.R.), and which have road frontage along York Road, which has been officially designated by Baltimore County as a Class I Commercial Motorway.

3. The County Council failed to recognize and consider that the property's present and partial classification of Density, Residential (D.R.16) would be conducive to high-density residential development and/or office complex, rather than the requested classification of Residential, Office (R.O.), in its entirety, which would lend itself to maintaining the residential character of the neighborhood.

4. The subject property and improvements, as well as intended changes, meet the use requirements, sign and display requirements, and bulk requirements of Sections 203.3 and 203.4 of the aforementioned Regulations.

5. The Petitioners, upon favorable consideration and disposition of the instant request, fully intend to fulfill all of the requirements and conditions of the Development Plan, as called for under Section 203.5 of the aforementioned Regulations, inclusive of all requisite building and occupancy permits.

6. And for such further reasons which will be presented at the time of the actual hearing.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 4/13/82
Posted for: Petition for Redclassification
Petitioner: Jerome Palmer, et al.
Location of property: N/S Linden Terr. 243.79' E from
centerline of York Rd.
Location of Signs: front of property (#9 Linden
Terr.)
Remarks: _____
Posted by Dean Coleman Date of return: 4/23/82
Signature _____

MICROFILMED

PETITION FOR
RE-CLASSIFICATION
9th DISTRICT

ZONING: Petition for Re-classification
LOCATION: North side of Linden
Terrace, 243.79 ft. East from cen-
terline
DATE & TIME: Wednesday, May
8, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 218,
Courthouse, Towson, Maryland

The County Board of Appeals for
Baltimore County, by authority of
the Baltimore County Charter will
hold a public hearing:
Present Zoning: R.O. and D.R.18
Proposed Zoning: R.O.
All that parcel of land in the
Ninth District of Baltimore County
DESCRIPTION FOR REZONING,
NO. 9 LINDEN TERRACE,
BALTIMORE COUNTY,
MARYLAND
Beginning for the same at a point
on the North side of Linden Ter-
race, 60 feet wide, at the distance
of 243.79 feet measured Easterly
along the North side of Linden Ter-
race from the center line of York
Road and running thence and bind-
ing on the North side of Linden
Terrace North 86 degrees 13 min-
utes 15 seconds East 150.00 feet
thence leaving the North side of
Linden Terrace and running North
01 degrees 59 minutes 45 seconds
West 150.00 feet and South 01 de-
grees 59 minutes 45 seconds West
150.00 feet and South 01 degrees 59
minutes 45 seconds East 150.00 feet
to the place of beginning.
Containing: 0.52 acres of land,
more or less.
Savings and excepting that portion
of the above described land now
zoned R.O.
Being the property of Jerome
Palmer, et al as shown on plat plan
filed with the Zoning Department
Hearing Date: Wednesday, May
8, 1982, at 10:00 A.M.
Public Hearing: Room 218, Court-
house, Towson, Maryland
By Order Of
WILLIAM T. HACKETT,
Chairman
County Board of Appeals
of Baltimore County
April 15, 1982

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 15, 1982
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once in each~~
~~one time~~ successive weeks before the 5th
day of May, 1982, the ~~first~~ publication
appearing on the 15th day of April
1982.

THE JEFFERSONIAN
L. Frank Smith
Manager.
Cost of Advertisement, \$ 75

MICROFILMED

Petition for
Re-Classification
9th DISTRICT

ZONING: Petition for
Re-classification
LOCATION: North side
of Linden Terrace, 243.79
ft. East from centerline of
York Road.
DATE & TIME:
Wednesday, May 8, 1982,
at 10:00 A.M.
PUBLIC HEARING:
Room 218, Courthouse,
Towson, Maryland
The County Board of
Appeals for Baltimore
County, by authority of
the Baltimore County
Charter will hold a public
hearing:
Present Zoning: R.O. &
D.R.18
Proposed Zoning: R.O.
All that parcel of land in
the Ninth District of Bal-
timore County
Description for Rezoning
No. 9 Linden Terrace
Ninth District
Baltimore County, Md.
Beginning for the same
at a point on the North
side of Linden Terrace, 60
feet wide, at the distance
of 243.79 feet measured
Easterly along the North
side of Linden Terrace
from the centerline of
York Road and running
thence and binding on the
North side of Linden Ter-
race North 86 Degrees 13
Minutes 15 Seconds East
150.00 feet thence leaving
the North side of Linden
Terrace and running North
01 Degrees 59 Minutes 45
Seconds West 150.00 feet
South 01 Degrees 59 Min-
utes 15 Seconds West
150.00 feet and South 01
Degrees 59 Minutes 45 Sec-
onds East 150.00 feet to the
place of beginning.
Containing: 0.52 acres of
land more or less
Savings and excepting
that portion of the above
described land now zoned
R.O.
Being the property of Je-
rome Palmer, et al as
shown on plat plan filed
with the Zoning Depart-
ment
Hearing Date: Wednes-
day, May 8, 1982 at 10:00
a.m.
Public Hearing: Room
218, Courthouse, Towson,
Md.
BY ORDER OF
William T. Hackett
Chairman
County Board of Appeals
of Baltimore County

The Times

Middle River, Md., April 15 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 15th day of
April, 1982
Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 15, 1982
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once in each~~
~~one time~~ successive weeks before the 5th
day of May, 1982, the ~~first~~ publication
appearing on the 15th day of April
1982.

THE JEFFERSONIAN
L. Frank Smith
Manager.
Cost of Advertisement, \$ _____

MICROFILMED

PETITION FOR
RE-CLASSIFICATION
9th DISTRICT

ZONING: Petition for Re-classification
LOCATION: North side of Linden
Terrace, 243.79 ft. East from cen-
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DATE & TIME: Wednesday, May
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The County Board of Appeals for
Baltimore County, by authority of
the Baltimore County Charter will
hold a public hearing:
Present Zoning: R.O. and D.R.18
Proposed Zoning: R.O.
All that parcel of land in the
Ninth District of Baltimore County
DESCRIPTION FOR REZONING,
NO. 9 LINDEN TERRACE,
BALTIMORE COUNTY,
MARYLAND
Beginning for the same at a point
on the North side of Linden Ter-
race, 60 feet wide, at the distance
of 243.79 feet measured Easterly
along the North side of Linden Ter-
race from the center line of York
Road and running thence and bind-
ing on the North side of Linden
Terrace North 86 degrees 13 min-
utes 15 seconds East 150.00 feet
thence leaving the North side of
Linden Terrace and running North
01 degree 59 minutes 45 seconds
West 150.00 feet and South 01 de-
grees 59 minutes 45 seconds West
150.00 feet and South 01 degrees 59
minutes 45 seconds East 150.00 feet
to the place of beginning.
Containing: 0.52 acres of land,
more or less.
Savings and excepting that portion
of the above described land now
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Being the property of Jerome
Palmer, et al as shown on plat plan
filed with the Zoning Department
Hearing Date: Wednesday, May
8, 1982, at 10:00 A.M.
Public Hearing: Room 218, Court-
house, Towson, Maryland
By Order Of
WILLIAM T. HACKETT,
Chairman
County Board of Appeals
of Baltimore County
April 15, 1982

SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.
ALBERT RENVY
MARK C. MARTIN

DESCRIPTION FOR REZONING, NO. 9 LINDEN TERRACE, NINTH DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the North side of Linden Terrace,
60 feet wide, at the distance of 243.79 feet measured Easterly along the
North side of Linden Terrace from the center line of York Road and running
thence and binding on the North side of Linden Terrace North 86 Degrees
13 Minutes 15 Seconds East 150.00 feet thence leaving the North side of
Linden Terrace and running North 01 Degrees 59 Minutes 45 Seconds West 150
feet more or less to the zoning line between that part of land zoned DR 16
and that part of land zoned RO running thence and binding on said zoning
line South 86 Degrees 13 Minutes 15 Seconds West 150 feet more or less
thence leaving said zoning line and running South 01 Degrees 59 Minutes 45
Seconds East 150 feet more or less to the place of beginning.

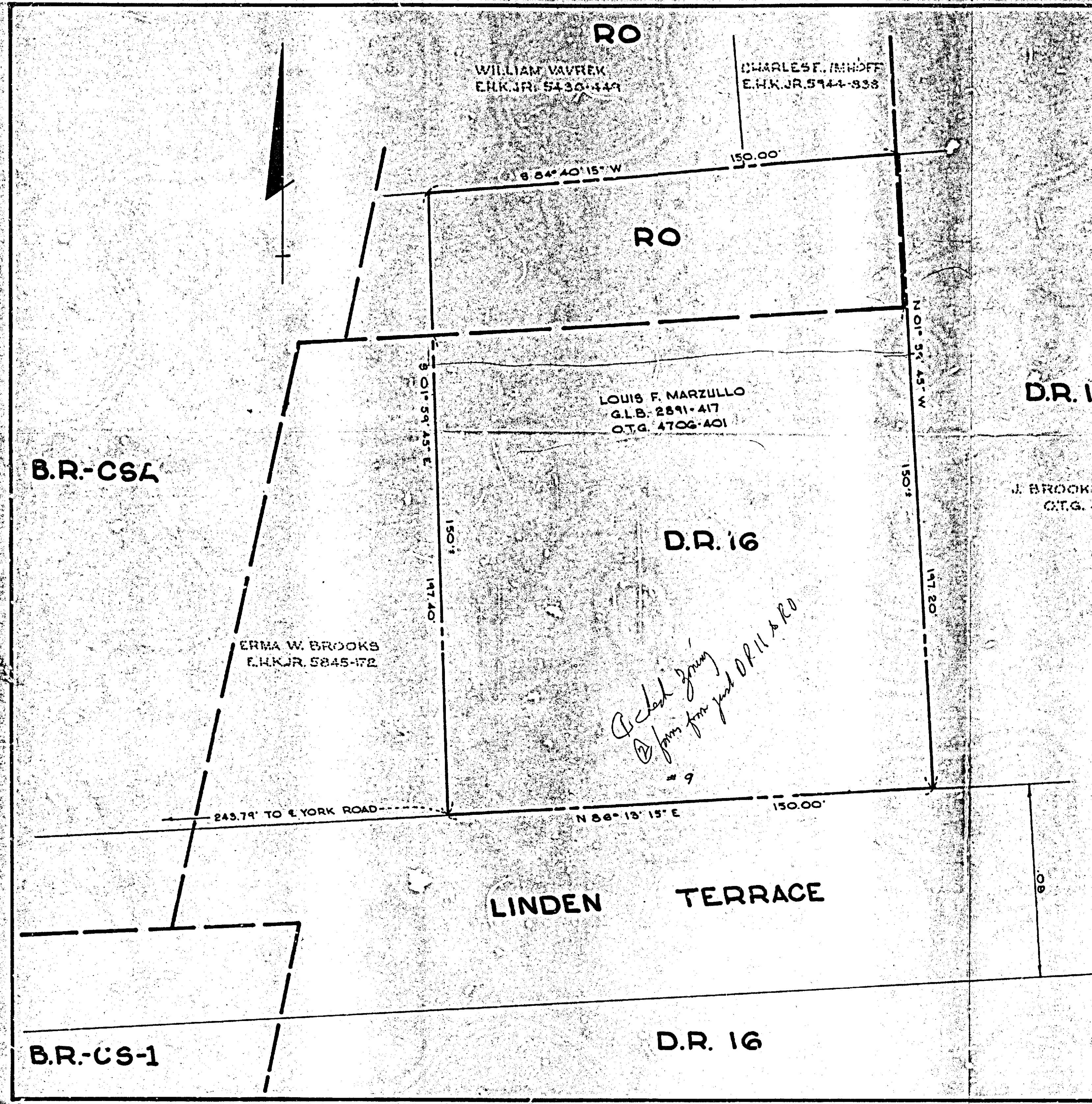
Containing 0.52 acres of land more or less

8/28/81



OLD OFFICE COPY

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



GENERAL NOTES

1. EXISTING ZONING	DR16
2. PROPOSED ZONING	RO
3. TOTAL SITE AREA	0.88 Ac
4. AREA TO BE REZONED	0.52 Ac
5. ELECTION DISTRICT	9
6. COUNCILMANIC DISTRICT	4

VICINITY MAP
SCALE: 1" = 500'

REVISIONS

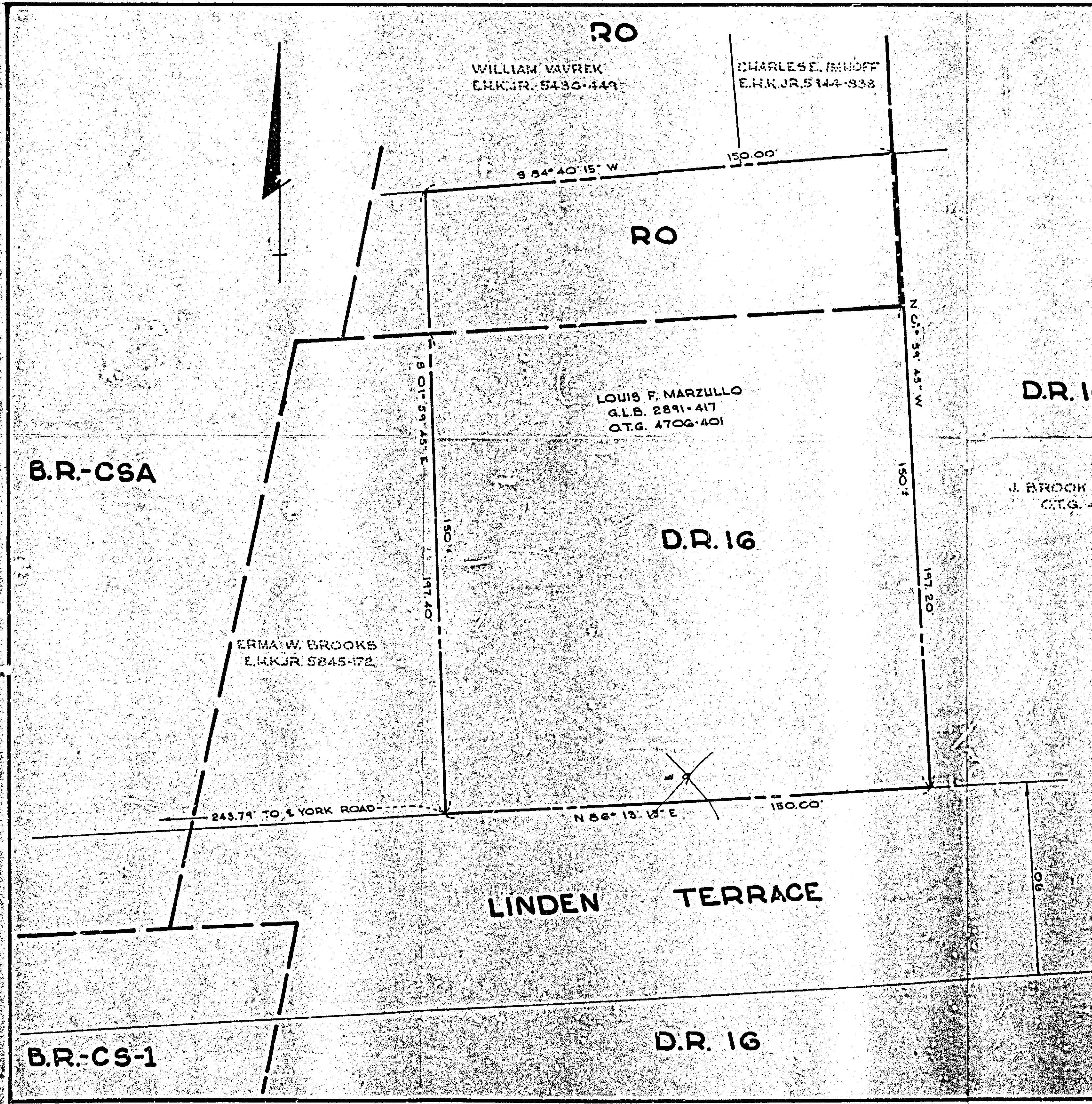
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 110, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

Cycle II
Item #13
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PLAT FOR
REZONING
9 LINDEN TERRACE

SCALE: 1" = 20' DES. BY: SHT. 1 OF 1
DATE: AUG. 28, 1981 DRN. BY: M.C.M.



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